

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 10-20-03

AGENDA SECTION:
PUBLIC HEARINGS

ORIGINATING DEPT:
PLANNING

ITEM NO.

E-7

ITEM DESCRIPTION: Final Plat #03-23 by By Us LLC to be known as Pinewood Ridge Subdivision. The Plat proposes to subdivide 40.32 acres of land into 41 lots for residential development and 2 outlots. The plat also proposes right-of-way dedication for public roadways. The property is located south of Pinewood Road SE and west of 30th Avenue SE.

PREPARED BY:
Theresa Fogarty,
Planner

October 16, 2003

Planning Department Review:

See attached staff report dated October 16, 2003, recommending approval with the following condition:

1. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the October 8, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
2. ***Construction of a temporary turn-around and dedication of an applicable temporary easement will be required at the southerly extent of Phase I construction of Pinewood Ridge Drive SE.***
3. ***Dedication of parkland shall be met via: Dedication of land, as recommended by the City Park & Recreation Department in the attached memo, dated October 10, 2003.***
4. ***Approval is contingent upon approval of the wetland replacement plan for the development.***

Council Action Needed:

1. ***If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.***

Attachments:

1. Staff report, dated October 16, 2003.

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, October 20, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. Yaggy Colby Associates

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

1A2

BOB'S TRAIL COURT

WHYNAUGHT CT

NELSON CT

CHRISTOPHER

CHIEF

35TH

36TH

COUNTY RD 143

Bear Creek

Bear Creek

22ND ST

MARION LN

PARK CT

Badger Run

MARION ROAD

PEARL CT

CELESTINE AVE

15TH AVE

FAIRVIEW LN

PINEWOOD ROAD

34TH AVE

BEAUMONT

36TH AVE

30TH

36 AVE SE

37TH

30TH AVE SE

Preliminary Plat #03-23
Pinewood Subdivision
500' Notification Distance
Ward 1 Hanson
07/18/03

SIMPSON ROAD



ARCHITECTS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
715 THIRD AVENUE SOUTH EAST
ROCHESTER, MINNESOTA 55904
507.288.8444
FAX 507.288.8444
EMAIL: INFO@YAGGY.COM

TYPE NAME HERE

NUMBER D-11

PINEWOOD RIDGE
ROCHESTER, MINNESOTA

GENERAL DEVELOPMENT PLAN

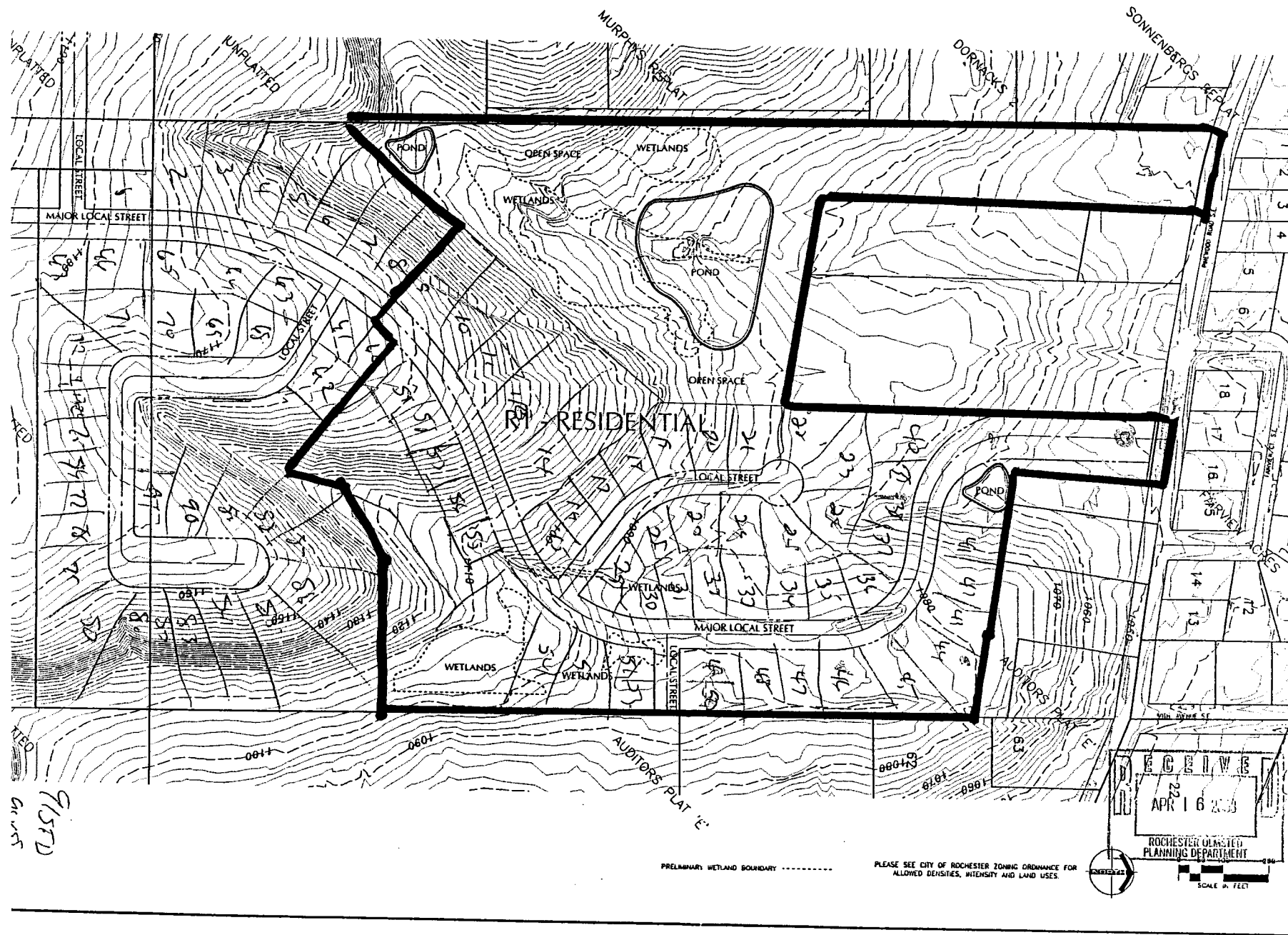
PROJECT NUMBER 01
COMPUTER FILE 8156CUMPLA
DATE 4/16/03
DRAWN BY JAE
CHECKED BY GRB
REVISIONS

RECEIVED
APR 16 2003

ROCHESTER PLANNING DEPARTMENT

SCALE IN FEET

1
ONE SHEET



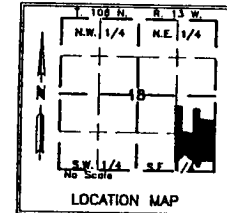
1A

PINEWOOD RIDGE SUBDIVISION

AUDITOR'S PLAT "E"

LARA LANE S.E.

P.O.B.



LOCATION MAP



YAGGY COLBY ASSOCIATES
 SURVEYING • ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 211 THIRD AVENUE SOUTHWEST
 MINNEAPOLIS, MINNESOTA 55404
 TEL: 612-338-2222
 FAX: 612-338-2223
 WWW.YAGGYCOLBY.COM



UNPLATTED

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
A	83.37	07°20'58"	494.00	83.32	18°16'55"
B	280.13	6°08'43"	198.81	285.34	139°02'04"
C	288.32	82°01'28"	200.00	282.48	138°28'27"
D	173.77	28°24'45"	350.00	171.89	187°42'34"
E	245.80	40°12'17"	350.00	240.58	228°02'04"
F	278.81	21°22'35"	750.00	278.18	237°28'55"
G	214.86	81°33'15"	200.00	204.68	328°42'34"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	56.87	07°20'58"	443.33	56.83	14°18'55"
2	174.40	86°38'55"	150.00	164.74	147°17'58"
3	204.58	47°20'38"	250.00	200.75	138°41'07"
4	80.94	18°33'05"	250.00	80.39	108°44'15"
5	43.28	18°31'48"	150.00	43.13	105°43'37"
6	48.89	18°46'21"	187.00	48.71	105°50'53"
7	68.21	18°48'21"	233.00	67.86	105°50'53"
8	90.00	22°07'53"	233.00	89.44	129°18'07"
9	80.00	22°07'53"	233.00	89.44	147°25'54"
10	80.00	18°40'21"	233.00	79.61	168°20'00"
11	5.35	01°18'00"	233.00	5.35	178°49'41"
12	180.19	85°15'07"	187.00	180.08	148°51'38"
13	129.35	23°22'42"	317.00	128.45	181°10'32"
14	42.32	08°19'33"	363.00	42.25	184°08'52"
15	87.50	13°05'23"	363.00	87.31	189°11'15"
16	87.50	13°05'23"	363.00	87.31	208°76'36"
17	87.50	13°05'23"	363.00	87.31	221°32'02"
18	87.50	13°05'23"	363.00	87.31	234°37'25"
19	46.58	08°58'07"	363.00	46.55	244°38'08"
20	194.40	35°08'14"	317.00	191.37	230°34'06"
21	38.80	02°40'42"	763.00	38.60	246°17'52"
22	87.61	08°24'38"	763.00	87.46	247°15'11"
23	83.98	08°08'37"	763.00	83.92	235°58'33"
24	83.84	08°08'37"	763.00	83.92	228°49'58"
25	134.70	10°45'48"	717.00	134.50	235°43'27"
26	87.88	07°01'51"	717.00	87.93	244°37'17"
27	65.45	18°28'48"	228.00	65.22	306°09'20"
28	79.45	18°37'58"	228.00	79.05	324°21'43"
29	65.54	21°28'45"	228.00	65.04	335°05'31"
30	14.51	03°38'44"	228.00	14.50	357°30'40"
31	157.67	52°31'17"	172.00	152.20	324°11'36"
32	27.12	09°01'58"	172.00	27.09	354°58'12"
33	32.44	38°58'15"	47.70	31.82	160°00'04"
34	1.36	01°37'43"	47.70	1.36	139°42'05"
35	69.80	27°01'27"	52.00	64.76	177°23'57"
36	48.82	27°01'27"	52.00	48.27	242°41'56"
37	51.32	56°33'08"	52.00	49.27	297°45'44"
38	71.36	78°37'25"	52.00	65.88	52°50'55"
39	8.88	18°17'12"	29.34	8.83	35°01'03"
40	13.26	25°53'14"	29.34	13.14	127°45'48"

OUTLOT "B"

OUTLOT "B"

UNPLATTED

UNPLATTED

MURPHY'S REPLAT

2

RECEIVED
 UNPLATTED
 OCT - 3 2003

PINEWOOD RIDGE SUBDIVISION
 ROCHESTER OLMSDED
 PLANNING DEPARTMENT

SHEET NO. 2 OF 2



SCALE IN FEET
 0 50 100 200

BEARINGS
 Not bearings are Minnesota State
 Plane Grid Azimuths measured to
 the right from grid north.



FAIRVIEW COURT
 FAIRVIEW ACRES

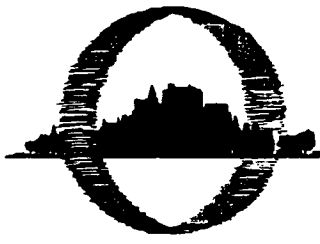
UTILITY EASEMENT DEFINED
 An unobstructed easement for the construction and
 maintenance of all necessary overhead, underground
 or surface public utilities, including rights to conduct
 drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED
 An unobstructed easement for the construction and
 maintenance of underground and surface drainage
 facilities and utility easement.

U.E. - UTILITY EASEMENT
 D.E. - DRAINAGE EASEMENT

A drainage easement is dedicated over all of Outlot "B"

145

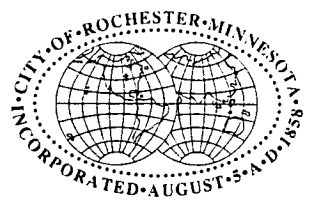


ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: October 16, 2003

RE: Final Plat #03-23 by By Us LLC to be known as Pinewood Ridge Subdivision. The Plat proposes to subdivide 40.32 acres of land into 41 lots for residential development and 2 outlots. The plat also proposes right-of-way dedication for public roadways. The property is located south of Pinewood Road SE and west of 30th Avenue SE.

Planning Department Review:

Applicant/Owner:	By Us LLC 1335 Wildflower Lane Chaska, MN 55318
Surveyors/Engineers:	Yaggy Colby Associates 717 Third Avenue SE Rochester, MN 55904
Referral Comments:	Rochester Public Works Department Rochester Park & Recreation Department Planning Department – GIS Division Planning Department – Wetlands, LGU Representative
Report Attachments:	1. Location Map 2. Copy of Final Plat 3. Copy of Pinewood Ridge GDP 4. Referral Comments (4 letters)

Development Review:

Location of Property:	The property is located south of Pinewood Road SE and west of 30 th Avenue SE.
Zoning:	The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.
Proposed Development:	This development consists of subdividing 40.32 acres of land into 41 lots for residential development and 2 outlots.
Roadways:	This plat proposes to dedicate right-of-way for three new roadways.



The first roadway labeled as "Pinewood Ridge Drive SE" is designed with a 66' right-of-way. Construction of a temporary turn-around and dedication of an applicable temporary easement will be required at the southerly extent of Phase I construction of Pinewood Ridge Drive SE.

The second roadway labeled as "Petersen Lane SE" is designed with a 56' right-of-way ending in a cul-de-sac with a 52' radius.

The third roadway labeled as "Lara Lane SE" is designed with a 56' right-of-way.

Development of this property is limited to 1200 average daily trips prior to construction of the second access to serve this development.

Pedestrian Facilities:

A Development Agreement has been executed for this property which includes the requirements for pedestrian facilities. At their September 3, 2003 meeting, the City Council approved a Design Modification allowing the owner to not provide a mid-block connection in the vicinity of Block 2 and Block 3.

Drainage:

Grading and Drainage Plans have been approved. At their September 3, 2003, the City Council approved a Substantial Land Alteration request for this property.

Wetlands:

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. A Wetland Replacement Plan has been submitted for final approval. The Plan will be considered for approval by the City Council at the October 20, 2003.

Public Utilities:

Final Utility Plans have been approved.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 50 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

Parkland Dedication:

The City Park and Recreation Department recommends that dedication requirements be met via: Dedication of land.

As per the approved grading plan for the plat, 1.82 acres of Outlot B, Pine Ridge 1st will qualify as meeting the parkland dedication requirements for this plat.

**Parkland Dedication
(Continued):**

The applicant shall be extended 0.82 acres of dedication credit following the grading/seeding and deeding to the City of Outlot A.

General Development Plan:

This property is included within the approved Pinewood Ridge General Development Plan (GDP).

Preliminary Plat:

A preliminary plat for this area was approved by the City Council on September 03, 2003. The approval of the preliminary plat was subject to eleven (11) conditions. The conditions are listed below:

1. ***The Plat shall be revised:***
 - a. ***Adding the direction of "SE" to Pinewood Ridge Drive so it reads "Pinewood Ridge Drive SE".***
 - b. ***Changing Pinewood Drive to "Pinewood Road SE".***
 - c. ***Providing an additional 20' minimum public utility easement between Lot 2 & 3 and 12 & 13, Block 4 for a required 8" watermain loop for the Petersen Lane SE cul-de-sac.***
 - d. ***Dedicating to the City, a 30' wide outlot mid-block connection within the easement located between Lots 6 and 7, Block 1. The mid-block connection would not be required if the Design Modification is approved by the City Council.***
 - e. ***60' right-of-way shall be dedicated along the entire frontage of Pinewood Road SE.***
2. ***Dedication of parkland shall be met via: Deferred land, as outlined in the July 23, 2003 Memorandum from the Rochester Park & Recreation Department. The amount of Outlot B that will be credited towards meeting the dedication requirements will be determined following review of the approved grading and construction plans for the pond area located in Outlot B. The design of the ponds will determine whether adequate lands meeting dedication standards will remain following construction of the pond. The grading plan for the pond, the park land and accesses to the park area shall be subject to Park Department review. Access meeting ADA requirements leading from the local street to the qualifying open space shall be provided.***
3. ***Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges & Traffic Improvement District charges, stormwater management, park dedication traffic improvements, pedestrian facilities, right-of-way dedication, ownership & maintenance of open space including wetlands, non-developable private open space, landscape medians and vehicular access to Outlot B.***
4. ***Grading and Drainage Plan approval is required prior to submitting the final plat. The Owner shall demonstrate vehicular access to Outlot B through the grading plan review process.***

5. *Development of this plat will be limited to 1200 daily trips prior to construction of a second access to serve this development.*
6. *Pedestrian facilities shall be required, at the Applicant's expense, along both sides of all new public roadways within this property, including the public road frontage along any Outlots. In addition, a 10 foot bituminous path is required along the frontage of Pinewood Road SE.*
7. *Construction of a temporary turn-around and dedication of applicable temporary easement shall be required at the southerly extent of Phase I construction of Pinewood Road SE.*
8. *The center island located in Pinewood Ridge Drive SE and Dunlap Street SE shall provide at least 18 foot of roadway on both sides of the islands to facilitate emergency vehicle access.*
9. *Stormwater Management is required for this Development. Any stormwater facilities serving less than 50 developable acres shall remain private and shall require the execution of a Maintenance & Ownership Agreement, and applicable Drainage and Access Easement(s). A Stormwater Management Fee shall be applicable to any areas of this property that do not drain to an approved privately constructed on-site detention facility.*
10. *A Wetland Delineation report shall be submitted to the City for review. It appears that a Wetland Replacement Plan appears to be necessary, based on the preliminary plat.*
11. *The applicant shall provide surety that guarantees the site will be fully restored after the completion of the excavation activity. Said surety must be provided prior to commencement of grading activities on the property*

Planning Staff Review and Recommendation:

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following modifications / conditions:

1. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the October 8, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
2. *Construction of a temporary turn-around and dedication of an applicable temporary easement will be required at the southerly extent of Phase I construction of Pinewood Ridge Drive SE.*
3. *Dedication of parkland shall be met via: Dedication of land, , as recommended by the City Park & Recreation Department in the attached memo, dated October 10, 2003.*
4. *Approval is contingent upon approval of the wetland replacement plan for the development.*

Reminder to Applicant: A City-Owner Contract has been prepared for Phase I of this development. Execution of the City-Owner Contract is required prior to construction of public infrastructure to serve this development.

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 10/13/03

The Department of Public Works has reviewed the application for Final Plat #03-23 for the proposed Pinewood Ridge Subdivision. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
2. Development of this property is limited to 1200 adt prior to construction of a second access to serve this development.
3. Construction of a temporary turn-around, and dedication of an applicable temporary easement will be required at the southerly extent of Phase 1 construction of Pinewood Ridge Dr SE.
4. A City-Owner Contract has been prepared for Phase 1 of this development. Execution is required prior to construction of public infrastructure to serve this development.

Charges/fees applicable to the development of this property are addressed in the Development Agreement and City-Owner Contract and include:

- ❖ Sanitary Sewer Availability Charge (SAC)
- ❖ Water Availability Charge (WAC)
- ❖ Substandard Street Reconstruction / TID
- ❖ Storm Water Management for all areas that do not drain to a privately constructed on-site detention facility.
- ❖ Traffic Signs as determined by the City Engineer
- ❖ First Seal Coat
- ❖ NOTE: This property has previously paid for the J9436 Pinewood Rd SE Sanitary Sewer & Watermain extension project.

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

MEMORANDUM

DATE: October 10, 2003
TO: Jennifer Garness
Planning
RE: Final Plat #03-23
Pinewood Ridge

Acreage of plat.....	40.32 a
Number of dwelling units.....	41 units
Density factor.....	.0244
Dedication	1.00 a
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Dedication of land.

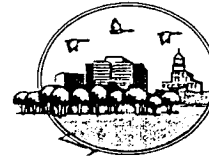
As per the approved grading plan for the plat, 1.82 acres of Outlot B Pine Ridge 1st will qualify as meeting the parkland dedication requirements for this plat.

The applicant should be extended 0.82 acres of dedication credit following the grading / seeding and deeding to the City of Outlot B.

Applicant:
By Us, LLC
1335 Wildflower Lane
Chaska, MN 55318



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: October 8, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Peter Oetliker

RE: **PINEWOOD RIDGE**
FINAL PLAT #03-23

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$820.00 (41 LOTS/ADDRESSES)

GIS IMPACT FEE: \$415.00 (43 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

1. Upon review of PINEWOOD RIDGE FINAL PLAT #03-23 the GIS / Addressing staff has found no issues to bring forth at this time.

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Final Plat #03-23 by By Us LLC to be known as Pinewood Ridge Subdivision. The Plat proposes to subdivide 40.32 acres of land into 41 lots for residential development and 2 outlots. The plat also proposes right-of-way dedication for public roadways. The property is located south of Pinewood Road SE and west of 30th Avenue SE

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

A wetland replacvment plan has been submitted for final approval. The plan will be sent to the City Council meeting of October 20, 2003 for approval.